

PROJECT ADMINISTRATION DATA SHEET

☒ ORIGINAL ☐ REVISION NO. _____

Project No D-48-688 R5937-OAO GTRC XXXX DATE 5 / 8 / 85

Project Director: A. J. Catanese School XXX Arch. _____

Sponsor: Mountain City, GA

Type Agreement: Standard Research Agreement dated 4/29/85

Award Period: From 5/1/85 To 10/31/85 (Performance) 10/31/85 (Reports)

Sponsor Amount: This Change Total to Date

Estimated: \$ _____ \$ 7,449

Funded: \$ _____ \$ 7,449

Cost Sharing Amount: \$ N/A Cost Sharing No: N/A

Title: Goals and Strategy for Growth: Mountain City

ADMINISTRATIVE DATA

OCA Contact John Schonk x4820

1) Sponsor Technical Contact: _____ 2) Sponsor Admin/Contractual Matters: _____

D. E. Melton

Mayor

City of Mountain City

Box 493

Mountain City, GA 30562

404/746-2298

Defense Priority Rating: N/A Military Security Classification: N/A

(or) Company/Industrial Proprietary: N/A

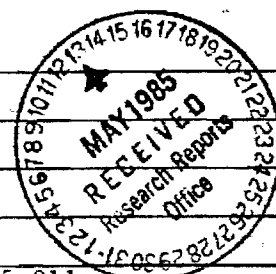
RESTRICTIONS

See Attached N/A Supplemental Information Sheet for Additional Requirements.

Travel: Foreign travel must have prior approval – Contact OCA in each case. Domestic travel requires sponsor approval where total will exceed greater of \$500 or 125% of approved proposal budget category.

Equipment. Title vests with Sponsor

COMMENTS:



COPIES TO: _____ SPONSOR'S I. D. NO. 02.300.000.85.011

Project Director	Procurement/EES Supply Services	GTRC
Research Administrative Network	Research Security Services	Library
Research Property Management	Reports Coordinator (OCA)	Project File
Accounting	Research Communications (2)	Other <u>A. Jones</u>

SPONSORED PROJECT TERMINATION/CLOSEOUT SHEETDate January 23, 1986Project No. D-48-688School UNIV. Arch.Includes Subproject No.(s) N/AProject Director(s) A.J. CataneseGTRC / XXSponsor Mountain City, Ga.Title Goals and Strategy for Growth: Mountain CityEffective Completion Date: 11/30/85 (Performance) _____ (Reports) _____

Grant/Contract Closeout Actions Remaining:

☐ None☒ Final Invoice or Final Fiscal Report☐ Closing Documents☐ Final Report of Inventions☐ Govt. Property Inventory & Related Certificate☐ Classified Material Certificate☐ Other _____

Continues Project No. _____

Continued by Project No. _____

COPIES TO:

Project Director

Research Administrative Network

Research Property Management

Accounting

Procurement/GTRI Supply Services

Research Security Services

~~Report Coordinator (OCA)~~

Legal Services

Library

GTRC

Research Communications (2)

Project File

Other Heyser, Jones, Embry

(404) 894-2352

Goals and Strategy for Growth:
Mountain City, Georgia

November, 1985

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I. GOALS AND OBJECTIVES

A survey of residents was completed in 1985 which was used to determine goals and objectives for land use and development. The sample survey is statistically reliable at the 99% level.¹ From that survey, the following attitudes were defined which form the basis for goals and objectives.

1. Over 81% favor a plan for land use and development.
2. Over 77% favor controls for development and land use.
3. Over half of the people want more single family homes in Mountain City.
4. Most of the respondents wanted to limit apartments.
5. About half of the people want to see light industry and manufacturing developments.
6. Over 60% of the sample were in favor of office developments.
7. Over 65% wanted more retail and commercial developments.
8. About 41% are in favor of more tourist facilities.
9. Over 60% want more recreational facilities, especially for young people.
10. A very high percentage, 81%, want to see more parks and open space developed.

The general attitude responses showed that residents liked Mountain City because of its small town character and natural setting. The overwhelming majority want to protect that character and prevent the misuse of land. The major problem most people defined was the traffic along U.S. 441, and they wanted controls and restrictions on traffic. From this, it was concluded that strip commercial development was not desired along U.S. 441 because it would make traffic much worse than the present 10,000 vehicles per day, and, at its worst, could generate up to 25,000 vehicles per day by the year 2000.

¹Center for Planning and Development, "Residential Survey of Land Use Attitudes," August 13, 1985, Technical Memorandum.

These attitudes, goals, and objectives were used as the basis for the future land plan. The plan attempts proper land use and development patterns that will help to meet these desires of Mountain City residents.

II. POPULATION AND GROWTH

Rabun County has grown by 25% in the last decade and 11% the decade before. Assuming Mountain City could grow at the 25% rate per decade, with a current population of 750 we could expect a population of 1465 in the year 2015. For this land use plan, we will anticipate the needs of a population of double the current size or 1500 people. Future land uses will reflect an approximate 30-year outlook.

III. EXISTING LAND USE

A land use survey was conducted to estimate existing land use inside the city limits. The results of this survey are shown in Table 1 and illustrated in Map 2.

IV. PROJECTED LAND USE

Guidelines for future land uses were determined from the existing percentages of uses. In basic terms, the needs by area of land use category for a population of double the current size will be approximately double the current land use areas.

Land defined as "Vacant, Unuseable" is in areas of steep grade with slopes greater than 15%. This area is not desirable for construction. To obtain aesthetical goals, the absence of development is suggested.

V. FUTURE LAND USE PLAN

The intent of the future land use plan is to maintain the small town atmosphere and quality of life of Mountain City, while still allowing for controlled growth. The future land use plan will separate incompatible uses by designating five zoning districts, as shown in Map 3. The plan should control building densities and heights to maintain aesthetic qualities, and discourage strip commercial development for aesthetical and functional reasons. The following goals for land use are recommended.

1. Establish a consolidated commercial center for future commercial development in suitable area(s).

2. Create a public strip to act as a buffer to separate Highway 441 from the commercial growth area. This will allow for aesthetically sensitive commercial growth.

Table 1

PROJECTED LAND USE INSIDE CITY LIMITS (in acres)

<u>Land Use Category</u>	<u>Current Land Use</u>		<u>Developable Land</u>	<u>Total Future Use</u>	
Public/Non-profit (excluding State Park)	18	4.7%	5	23	2.8%
Residential	330	85.3%	406	736	88.6%
Industrial	15	3.9%	9	24	2.9%
Commercial	24	6.2%	24	48	5.8%
DEVELOPED	387	100.0%	444	831	100.0%
State Park	37			37	
Vacant, Useable	444			0	
Vacant, Unuseable	265			265	
TOTAL	1133			1133	

3. Discourage strip commercial along Highway 441 that may be damaging to the city's image; create traffic congestion; induce visual impairment; and lead to traffic accidents.

4. Allow for growth of industrial land use in consolidated areas, which will provide for industrial needs while minimizing impacts to other parts of the city.

5. Create a separation of residential areas into:
- (a) one that maintains low-density neighborhoods
 - (b) one that allows for a greater density and may include multi-unit housing.

VI. RECOMMENDATIONS FOR LAND USE CONTROLS

1. HEIGHT RESTRICTIONS

Due to concerns about the possibility of greater heights of future construction that may damage the aesthetic qualities of Mountain City, a blanket height restriction is recommended. Construction should be limited to no more than three stories in height, with exception to church spires, chimneys, flag poles, water towers, or other structures not intended for human occupancy.

SIGN RESTRICTIONS

Again, due to aesthetic reasons, no sign should be permitted to exceed a height of 30 feet.

2. BASIC DEFINITIONS FOR CONTROLS

Except as otherwise defined by this plan, terms or words shall be interpreted as follows:

BUILDING.-- Any structure, whether stationary or movable, enclosed by extensive walls, and constructed or used for residence, business, or public or private uses, or uses accessory thereto, other than a fence, or boundary wall.

DWELLING.-- A house or other building designed for occupancy by one family.

APARTMENT.-- A house or other building designed for occupancy by two or more families.

LOT.-- A piece or parcel of land in one undivided ownership, of at least sufficient size to meet minimum requirements for use, coverage, and area.

NON-CONFORMING USE.-- A legally existing use which fails to comply with the uses permitted by this plan but is grandfathered into the plan by right.

STRUCTURE.-- Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.

3. FUTURE LAND USE MAP

The future land use plan is illustrated in Map 3. It converts the basic concept and goals into the actual topography of Mountain City. Explanations of the various areas are explained below, and Map 4 shows suggested district for land uses.

RESIDENTIAL

What appears to be a major concern is the character of the residential atmosphere, both as an overall perception of Mountain City, and as the maintenance of residents' freedom. However, due to the inevitability of growth, there may arise conflicts of interest among neighbors, or even corporate buy-out and expansion. Because of this, the future land use analysis suggests the continuation of residential uses in highly visible areas but distinctly separated from commercial uses. Two types of residential areas are recommended as follows:

LOW-DENSITY RESIDENTIAL

The objective of this designation is to protect areas that are currently sparse in population and structures from additions to high density housing, such as apartments or condominiums, so that a sense of open, uncrowdedness is continued along the base of the mountains. Recommendations for uses include:

- (1) Single family residences with a minimum lot size of 15,000 square feet.
- (2) Mobile homes, provided they are secured onto a foundation.
- (3) Accessory uses and customary home occupations.
- (4) Non-commercial agriculture.
- (5) Churches.
- (6) Schools.
- (7) Public ground, buildings, or structures.
- (8) Existing cemeteries.

MEDIUM-DENSITY RESIDENTIAL

The objective of this designation is to allow for the growth of more densely grouped residences where they may be most likely to occur given the topography in the city limits, the location of current trends, and the proximity to other amenities. Recommendations for uses include:

- (1) Any use permitted in the low-density area.
- (2) Multi-family housing, rental or other.
- (3) Mobile Home Parks.

COMMERCIAL

The objective of this designation is to create two nodal consolidations of typical business activities, one node being a continuation of commercial activities on the south side, and the other node a future concentration of development including and just to the north of the existing activities along Depot Road.

Recommended uses include:

- (1) Any retail business or service.
- (2) Automotive repair and sale.
- (3) Gasoline service stations, provided they do not produce a traffic hazard.
- (4) Off-street parking.
- (5) Restaurants.
- (6) Medical or dental facilities.
- (7) Public ground, buildings, or structures.

PUBLIC/SEMI-PUBLIC/NON-PROFIT

The objective of this designation is to allow for the longevity and protection of activities such as existing parks, Post Office, Foxfire activities, churches, and other uses not required to contribute to the property tax base of the city. Also an additional strip of public ground is suggested as a buffer between Highway 441 and plans for future commercial development. This strip will allow for the possibility of landscaping to help maintain aesthetics while at the same time provide for the convenience of the proposed commercial center and reduce traffic hazards. As mentioned previously, this separation strip will keep business-related traffic congestion off of Highway 441 and still allow easy access.

Recommended uses include:

- (1) Public ground, buildings, or structures.
- (2) Non-profit organizations.

LIGHT INDUSTRIAL

The objective of this designation is to allow the continuation of current industrial practices and to locate future industrial development nearby. Uses include:

- (1) Light industry that produces no considerable environmental pollutants.
- (2) Warehouses or other industrial storage facilities.

CONDITIONAL RESIDENTIAL

While the useable vacant land over 15% slope is to be discouraged from development, low density residential development can be given approval on the basis of hardship by meeting conditions required by the city.

VII. APPLICATION PROCEDURES

Building permits must be obtained from the City Clerk for a fee of \$25. Any uses or specifications not conforming to the plan must be referred to the Planning and Zoning Commission to be approved by a majority vote, and then approved by the City Council by 3 out of 5 vote. The City Council's decision is final. Denied applications may be resubmitted no sooner than one year.

All existing land uses will be allowed to continue under a grandfather provision. In other words, whatever exists at the time of passage of a land use ordinance is to be considered as a permissible use that is non-conforming to the plan.

Any landowner may petition the Planning and Zoning Commission to change the zoning of their land. This petition must be based upon hardship to the land due to unusual circumstances or changing conditions. Merely trying to improve the price of one's land and without consideration of the goals for planning in the public interest are not sufficient conditions for rezoning. The Planning and Zoning Commission must approve a rezoning by a majority vote. The Commission then sends the petition to the City Council which must approve or refuse the petition by a 3 out of 5 vote. Any rezoning that is denied may not be resubmitted for one year. Any rezoning which does not result in development within a year shall revert to its original zoning.